

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	260582
Address:	Manor Cottage, Barkham Street, Barkham, Wokingham, RG40 4PJ.		
Proposal:	Householder application for proposed erection of front porch extension, 2 storey side and part 2 storey/single storey rear extension and addition of new site entrance with new front gates alongside walls and railings.		
Type of Development:	Other Householder		
Site Visit Made:	No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ **Request further information before determination as stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

I have read the Ecological Survey Report (Urban Tree Experts, Ref SPH/ESR-25/29.06, 23 July 2025).

All bat species are protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981, as amended. Under this legislation it is an offence to deliberately or recklessly to destroy or damage their roosts, or to disturb, kill or injure them without first having obtained the relevant licence for derogation from the regulations from Natural England. A bat roost is interpreted as "any structure or place used for shelter or protection" whether or not bats are present at the time.

I am happy to provide comments when the Preliminary Ecological Appraisal, and preferably any previous Preliminary Bat Roost Assessments available been reviewed by UTE, have been submitted.

Conditions & Reasons (if required)

Date:	13/03/26	Signed:	T Cuss
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